

# \$12,900 - 4507 Balboa Avenue, Encino

MLS® #25545891

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## \$12,900

5 Bedroom, 5.00 Bathroom, 3,870 sqft  
Residential Lease on 1 Acres

N/A, Encino,

VILLA BELLA IN ENCINO.

FULLY-FURNISHED, FULLY-EQUIPPED, GATED. Tucked away in one of Encino's most peaceful and sought-after neighborhoods, 4507 Balboa offers the perfect blend of luxury, privacy, and comfort. From the moment you arrive, you'll feel as though you've stepped into your own secluded retreat. Step outside to a resort-style backyard, where a sparkling fenced-in pool and bubbling hot tub invite you to relax and unwind. Host unforgettable evenings around the built-in fire pit, or enjoy your morning coffee overlooking the two-tiered, beautifully landscaped yard perfect for entertaining or simply soaking in the serenity. Inside, the home features stainless steel appliances, gorgeous countertops, and is fully furnished and fully equipped for effortless living. Solar panels help keep utility costs low, and ample gated, private parking ensures convenience and security. Villa Bella offers rare tranquility in a prime location, with easy access to shops, dining, parks, and all that Encino has to offer.



Built in 1962

## Essential Information

MLS® #	25545891
Price	\$12,900
Bedrooms	5
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,870
Acres	0.58
Year Built	1962
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Sigal Mevorach
Listing Office	Vila Estates, Inc.

### **Community Information**

Address	4507 Balboa Avenue
Area	ENC - Encino
Subdivision	N/A
City	Encino
County	Los Angeles
Zip Code	91316

### **Amenities**

Parking Spaces	2
Parking	Driveway, Covered, Electric Gate
Garages	Driveway, Covered, Electric Gate
View	Mountain(s)
Has Pool	Yes
Pool	Heated, Fenced, Solar Heat
Security	Gated Community

### **Exterior**

Exterior	Stucco
Exterior Features	Fire Pit
Construction	Stucco

### **Interior**

Interior	Wood
Interior Features	Walk-In Closet(s), Dressing Area
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	84
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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